LOT 49
NORTH HAMPTON PHASE 1 PB 6/215

BEAUDRY FAMILY TRUST/BEAUDRY LARRIE G TRUSTEE
86646 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

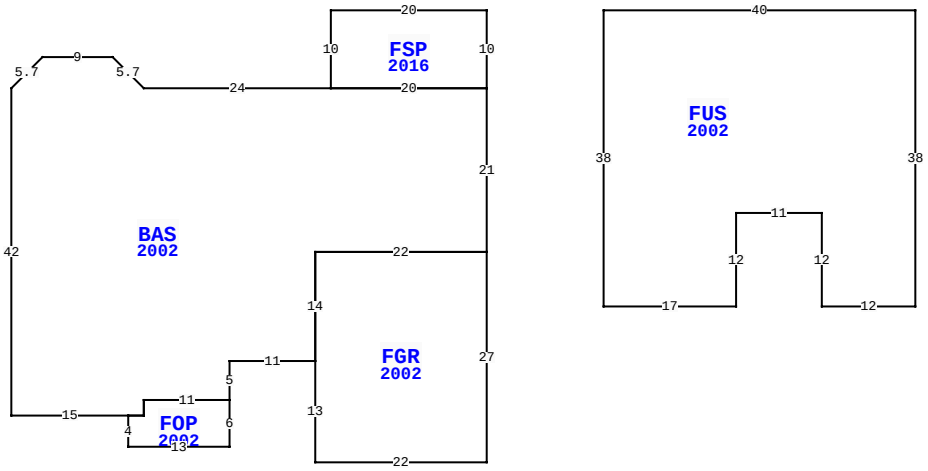
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100	2,053	250,038
FGR	594	55	327	39,826
FOP	74	30	22	2,680
FSP	200	40	80	9,743
FUS	1,388	100	1,388	169,047
TOTALS	4,309		3,870	471,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,870	108.8640	136.08	526,630	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2006 Heated Area: 3441 HX Base Yr 2006



BLD DATE 03/29/2023 NW | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

86646 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,334
TOTAL MARKET OB/XF VALUE		9,592
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		608,426
SOH/AGL Deduction		325,175
ASSESSED VALUE		283,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,251
TOTAL JUST VALUE		608,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1953	6/13/2024	WD	U	I	11	100
GRANTOR: BEAUDRY LARRIE G & VI						
GRANTEE: BEAUDRY FAMILY TRUS						
1373/0441	12/12/2005	WD	Q	I		440,000
GRANTOR: CLAXTON W DOYLE & PAT						
GRANTEE: BEAUDRY LARRIE G &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W20 S10 BAS=[YR=2002] W24 U4 L4 W9 D4 L4 S42 E15 FOP=[YR=2002] S4 E13 N6 W11 S2 W2 $ E2 N2 E11 N5 E11 FGR=[YR=2002] S13 E22 N27 W22 S14 $ N14 E22 N21 W20 $ E20 N10 $ PTR= E15 FUS=[YR=2002] E40 S38 W12 N12 W11 S12 W17 N38 $ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	817.00	SF	6.50	6.50	100	2002	2002	3	82	4,355	
3	0855	CONC PAVER	0	100	0	0	256.00	SF	10.00	10.00	100	2006	2006	3	87	2,227	

LAND DESCRIPTION

TOTAL OB/XF 9,592

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS